

A.P.N.: 1318-24-411-008
File No: 141-2488479 (NMP)
R.P.T.T.: \$1,540.50 C

When Recorded Mail To: Mail Tax Statements To:
Eric R. Acevedo
P.O. Box 38
Genoa, NV 89411

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Elfie M. Richman, Trustees of the Richman Family Trust dated August 25, 2004

do(es) hereby *GRANT, BARGAIN and SELL* to

Eric R. Acevedo, a single man and Monica Acevedo, a widow, together as joint tenants with right of survivorship

the real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL I:

LOT 8, IN BLOCK D, AS SHOWN ON THE OFFICIAL PLAT OF MANZANITA HEIGHTS, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON NOVEMBER 20, 1979, AS DOCUMENT NO. 38934.

TOGETHER WITH AN UNDIVIDED 2/15TH INTEREST IN AND TO LOT A, (COMMON AREA), AS SHOWN ON THE OFFICIAL MAP OF MANZANITA HEIGHTS, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON NOVEMBER 20, 1979, AS DOCUMENT NO. 38934.

PARCEL II:

TOGETHER WITH A 20 FOOT WIDE ACCESS EASEMENT FOR INGRESS AND EGRESS PURPOSES AS GRANTED BY KENNETH C. KJER, ET UX IN DOCUMENT RECORDED OCTOBER 2, 1979, IN BOOK 1079, PAGE 192, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA;

PARCEL III:

A 30 FOOT WIDE UTILITY EASEMENT AS GRANTED BY KENNETH C. KJER, ET UX, IN DOCUMENT RECORDED OCTOBER 2, 1979, IN BOOK 1079, PAGE 194, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA; AND

PARCEL IV:

A 5 FOOT WIDE SLOPE EASEMENT AS DEEDED BY KENNETH C. KJER, ET UX, IN DOCUMENT RECORDED AUGUST 28, 1979, BOOK 879, PAGE 2107, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 06/26/2015

COOPER

Richman Family Trust

Elfie M. Richman

Elfie M. Richman, Trustee

See ATTACHED
CALIFORNIA
ACKNOWLEDGMENT

STATE OF **NEVADA**)
 : ss.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on

Elfie M. Richman by
Richman Family Trust.

Notary Public

(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 26, 2015** under Escrow No. **141-2488479**.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

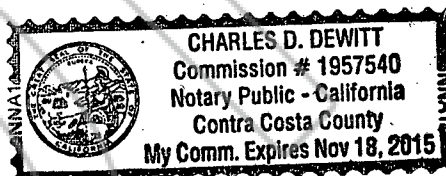
State of California
County of CONTRA COSTA

On JULY 3, 2015 before me, CHARLES D. DEWITT, Notary Public
(insert name and title of the officer)

personally appeared ELFIE M. RICHMAN
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~
subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in
his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Charles D. DeWitt

(Seal)

INSTRUMENT: GRANT, BAGAIN and SALE DEED Dated: 6/26/2015
Re: APN 1318-24-411-008
FILE NO. 141-2488479

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1318-24-411-008
- b) _____
- c) _____
- d) _____

2. Type of Property

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg.
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$395,000.00
- b) Deed in Lieu of Foreclosure Only (value of _____ (\$ _____))
- c) Transfer Tax Value: \$395,000.00
- d) Real Property Transfer Tax Due \$1,540.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Eric M. Richman Capacity: Grantor
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Richman Family Trust
 Address: 1967 Dolphin Place
 City: Discovery Bay
 State: CA Zip: 94505

Print Name: Eric R. Acevedo
 Address: P.O. Box 38
 City: Genoa
 State: NV Zip: 89411

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
 Print Name: Company
 Address: P.O. Box 645
 City: Zephyr Cove

File Number: 141-2488479 NMP/NMP
 State: NV Zip: 89448

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)